

Property at 00022 BERKSHIRE CROSSING

Prop ID 6300022

Printed 14-Apr-2026 12:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAPOZZOLI JOSEPH A AND
 Second name: THOMPSON JULIANNA J
 Address: 22 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300022 Neigh.: Zone: R40 Vol: 561 Page: 784

Assessments

Assmt category	Qty	Amount
Resident Land	.94	140,000
Resident Dwelling	1.00	442,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-2007
 Sale price: 791,837
 Sale valid: Y

Values

Mkt value :
 Cost value: 831,643

Summary

Total assessments	582,150
Total exemptions	
Net assessment	582,150

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0503
 Mkt/sale :
 Assmt/sale: .7352

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.935	200,000	200,000			200,000	140,000
Primary Site		40,729						

.935 acres Total land value 200,000 140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	3,820
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2007				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,288	320,540
Basement	Full with walk						
Heating	Yes	A/C Yes					9,190
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		17,500
Attic	None	Attic size:					
Additions							155,407
Other Features	WB Stks						6,750

Sub-Total				509,387
Grade	A	Factor 1.5500		789,550
CDU		C&D Factor 1.00		789,550
Depreciation		20 %		631,640
Computed cost value @ 70%				442,148

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	690	30,913
G Garages	FSF Full-story fin o/gar	818	54,793
L Living Area	AIR Air conditioning	818	2,487
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	AIR Air conditioning	368	1,119
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	42	774
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	DECK Wood deck	364	9,642

Total additions 155,407

